MIAMIBEACH

City of Miami Beach, 1700 Convention Center Drive, Miami Beach, Florida 33139, www.miamibeachfl.gov

COMMISSION MEMORANDUM

TO: Honorable Mayor Dan Gelber and Members of the City Commission

FROM: Alina T. Hudak, City Manager

DATE: September 14, 2022

SUBJECT: **A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AUTHORIZING THE CITY MANAGER TO EXTEND, ON A MONTH-TO-MONTH BASIS, THE FOLLOWING AGREEMENTS FOR THE REMAINING TENANTS OF THE SOUTH SHORE COMMUNITY CENTER, LOCATED AT 833 SIXTH STREET: (1) LEASE AGREEMENT AND USE AGREEMENT FOR SOUTH FLORIDA SENIORS IN ACTION, (2) LEASE AGREEMENT AND USE AGREEMENT FOR LITTLE HAVANA ACTIVITIES AND NUTRITION CENTERS OF DADE, INC, AND (3) LEASE AGREEMENT FOR MIAMI DADE COUNTY COMMUNITY ACTION AGENCY; SAID EXTENSIONS COMMENCING ON JANUARY 1, 2023, FOR A PERIOD NOT TO EXCEED DECEMBER 31, 2023, BASED UPON THE CURRENT FINANCIAL TERMS, IN ORDER TO PROVIDE THE CITY WITH ADDITIONAL TIME TO IDENTIFY SUITABLE RELOCATION OPTIONS FOR THE TENANTS AT THE CITY'S EXPENSE, NECESSITATED BY THE ANTICIPATED CONSTRUCTION OF THE NEW FIRE STATION AT THE SITE OF THE CENTER.**

BACKGROUND/HISTORY

The South Shore Community Center ("Center") is located at 833 6th Street and is owned by the City of Miami Beach. The Center provides leased space to various not-for-profit, and community-based organizations that deliver services and assistance to the Miami Beach community.

The Center is currently occupied by the following three (3) tenants:

1. South Florida Seniors in Action, Inc ("SFSIA") occupies 142 square feet of office space on the ground floor and provides a variety of services to the elderly community in Miami Beach. (i.e., food distribution, healthcare eligibility, etc.).

2. Little Havana Activities and Nutrition Centers of Dade County, Inc. ("LHANC") occupies 2,919 square feet of interior space and 7,002 square feet of adjacent exterior playground space to operate its Rainbow Intergenerational Childcare Center. This program provides childcare services to children whose parents work or reside in Miami Beach.

3. Miami Dade County Community Action Agency ("CAA") occupies 691 square feet of office space at the Center, and pursuant to a Lease Agreement, dated July 26, 2011,

operates the South Beach Community Enrichment Center, which empowers economically disadvantaged individuals, families and communities to achieve self-sufficiency through resource mobilization, service delivery, education and advocacy.

On September 9, 2009, the Mayor and City Commission adopted Resolution No. 2009-27186, approving a lease agreement with the City and Miami Dade County Community Action Agency ("CAA") commencing retroactively on October 2, 2009 and ending on September 30, 2014, with one additional five-year term. Pursuant to Resolution No. 2014-28808, the Agreement was amended on October 29, 2014 (Amendment No.1) to exercise the sole renewal option commencing on October 30, 2014 and ending on September 30, 2019.

Additionally, on September 9, 2009, the Mayor and City Commission adopted Resolution No. 2009-27186, approving a lease agreement with Little Havana Activities and Nutrition Centers of Dade County, Inc. ("LHANC") commencing on October 2, 2009 and ending on September 30, 2014, with one additional five-year term. Pursuant to Resolution No. 2014-28812, the Agreement was amended on October 29, 2014 (Amendment No.1) to exercise the sole renewal option commencing on October 30, 2014 and ending on September 30, 2019.

Lastly, on June 8, 2016, the Mayor and City Commission adopted Resolution No. 2016-29437, approving a lease agreement with South Florida Seniors in Action, Inc. ("SFSIA") commencing on September 12, 2016 and ending on September 30, 2019.

On January 13, 2021, the Mayor and Commission adopted Resolution No. 2021-31545 approving the extensions of these lease agreements from October 1, 2019 through December 31, 2021.

On December 8, 2021 the Mayor and City Commission adopted Resolution No. 2021-31928, approving the month-to-month extension for two of the three the tenants currently occupying the Center: (1) South Florida Seniors in Action, Inc. ("SFSIA") and (2) Little Havana Activities and Nutrition Centers of Dade County, Inc. ("LHANC") based upon the current financial terms, commencing on January 1, 2022 and ending on December 31, 2022. Thereafter, on January 20, 2022, the Mayor and City Commission adopted Resolution No. 2022-31977 approving the month-to-month extension for Miami Dade County Community Action Agency ("CAA") based upon the current financial terms, commencing on January 1, 2022 and ending on December 31, 2022.

ANALYSIS

The South Shore Community Center has been designated as the location for the construction of a new fire station as part of the General Obligation Bond (GOB) improvements. The construction of the Fire Station is set to begin on or around June 2023. Staff is currently working on finalizing the schedule of values to construct temporary trailers for the relocation of LHANC Rainbow Intergenerational Childcare Center to Flamingo Park, located at 1240 Michigan Avenue. The City continues to explore long-term solutions and relocation options for South Florida Seniors in Action, Inc., and Miami-Dade County Community Action Agency. Therefore, an additional term extension is necessitated.

The Administration recommends that the Mayor and City Clerk approve an additional month-to-month extension for the Tenants currently occupying the South Shore Community Center commencing on January 1, 2023 and ending on December 31, 2023; in order to continue to

provide the City's residents with community services at a convenient location, pending the work related to the construction of the new fire station.

CONCLUSION

The City Manager recommends that the Mayor and City Commission hereby approve this resolution to extend, on a month-to-month basis, the following Agreements for the remaining Tenants of the South Shore Community Center, located at 833 Sixth Street: (1) Lease Agreement and Use Agreement for South Florida Seniors in Action, (2) Lease Agreement and Use Agreement for Little Havana Activities and Nutrition Centers of Dade, Inc., and (3) Lease Agreement for Miami Dade County Community Action Agency; said extensions commencing on January 1, 2023, for a period not to exceed December 31, 2023, based upon the current financial terms, in order to provide the City with additional time to identify suitable relocation options for the Tenants at the City's expense, necessitated by the anticipated construction of the new fire station at the site of the Center.